



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

February 22, 2011

1101-PUD-03

Exhibit 1

**Petition Number:** 1101-PUD-03

**Subject Site Address:** 17251 Foundation Parkway

**Petitioner:** City of Westfield

**Representative:** Andrew Murray

**Request:** Amendments to the uses and development standards of the Custom Commerce Park PUD, to allow “assembly operation of pre-manufactured parts and components” as a permitted use for lots that abut Oak Ridge Road and to establish outside storage standards as they apply to the property.

**Current Zoning:** Custom Commerce Park PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 8.5 acres

**Zoning History:** 0307-PUD-05 – Established Custom Commerce Park PUD (Ord. 03-29)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioner’s Proposal
4. Preliminary Site Plan
5. Trail Vegetation

**Staff Reviewer:** Andrew Murray

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**Petition History**

This petition was introduced at the December 27, 2010 City Council meeting and appeared before the Technical Advisory Committee on January 25, 2011. A public hearing was held to discuss this petition at the January 18, 2011 APC meeting.

**Procedural**

- The recommendation from the Advisory Plan Commission to the City Council may be made at the February 22, 2011 Advisory Plan Commission meeting.



## **Project Overview**

### **Project Location**

The subject property is located at the northwest corner of Custom Commerce Park PUD (the “PUD”) and is approximately 8.5 acres in size (the “Property”).

### **Project Description**

Custom Commerce Park, owned by the Carr family, is approximately fifty-five (55) acres in size and is located on the east side of Oak Ridge Road, between State Road 32 and 169<sup>th</sup> Street. The City’s economic development team has been working diligently with the Carr family and Automatic Pool Covers, Inc. (the “Business”) to find a new home for the Business. This proposed PUD amendment is one of the steps necessary to accommodate the new Business. This proposal seeks to modify permitted uses and outside storage standards that would be applicable to the Property to accommodate the relocation of the Business to Custom Commerce Park.

The proposed modifications include the following:

1. The addition of “Assembly Operations of Pre-Manufactured Parts and Components” as a permitted use on the Property.
2. The modification of the outside storage standards of the PUD, which would allow business equipment and materials to be stored inside an outdoor storage yard.

Storage yard standards have been approved by the Business in order to accommodate the relocation of the Business to Custom Commerce Park.

## **Discussion Item**

### **Buffer Requirements**

The PUD requires mounding and buffer yard plantings along Oak Ridge Road. The mounding and plantings will be installed along Oak Ridge Road as the business park develops. These buffer yard elements should provide an aesthetically appealing presence and adequate screening from the residential area located west of the Property.

The PUD also requires the preservation of trees along the northern property line, along the Midland Trace Trail and Monon Trail extension. Buffering requirements, in accordance to the Westfield-Washington Zoning Ordinance, Section 16.06, shall also apply along the northern property line. The elevation of the trail extension is noticeably lower than the grade at which the Business will be located.



## **Public Policy**

### **Comprehensive Plan**

Please see item #1 under Statutory Considerations.

### **Thoroughfare Plan**

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) identifies the Midland Trace Trail and the Monon Trail as abutting the Property (p. 2-12). Multi- use paths are recommended in Westfield to link urban and rural areas, as well as increasing the walkability throughout Westfield (p. 4-12). The Thoroughfare Plan identifies Oak Ridge Road as a Secondary Arterial.

### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.

### **Well Head Protection- Ord. 05-31**

The Property is not within a well head protection area.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies this area as “Business Park”. Business Parks, as outlined in the Comprehensive Plan, should accommodate manufacturing, research and development, processing activities and office uses to help provide a diverse tax base throughout the City. The Comprehensive Plan highlights the



community's demand for pedestrian facilities. According to the Thoroughfare Plan, the Property would be located adjacent to two major trail systems, the Monon Trail and the Midland Trace Trail, and provide the opportunity for pedestrians to walk to desired places throughout the City.

2. Current conditions and the character of current structures and uses.

The Property is currently vacant. It is located in the Custom Commerce Park PUD and is zoned for industrial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that industrial uses are appropriate for business parks.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developments and would be consistent to the concept of contiguous development. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

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**Staff Comments**

Forward this item to the City Council with a favorable recommendation.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 379-9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).